

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 14 September 2025 18:19:04 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1312
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 14/09/2025 6:19 PM.

Application Summary

Address: Land West of Ifield Charlwood Road Ifield West Sussex

Proposal: Hybrid planning application (part outline and part full planning application) for a phased, mixed use development comprising: A full element covering enabling infrastructure including the Crawley Western Multi-Modal Corridor (Phase 1, including access from Charlwood Road and crossing points) and access infrastructure to enable servicing and delivery of secondary school site and future development, including access to Rusper Road, supported by associated infrastructure, utilities and works, alongside: An outline element (with all matters reserved) including up to 3,000 residential homes (Class C2 and C3), commercial, business and service (Class E), general industrial (Class B2), storage or distribution (Class B8), hotel (Class C1), community and education facilities (Use Classes F1 and F2), gypsy and traveller pitches (sui generis), public open space with sports pitches, recreation, play and ancillary facilities, landscaping, water abstraction boreholes and associated infrastructure, utilities and works, including pedestrian and cycle routes and enabling demolition. This hybrid planning application is for a phased development intended to be capable of coming forward in distinct and separable phases and/or plots in a severable way.[cr]

Case Officer: Jason Hawkes

[Click for further information](#)

Customer Details

Address: 27 Ardingly Close Ifield Crawley

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Trees and Landscaping

Comments:

I am of the belief that there need to be new homes built in the UK to meet the demands of a growing population. The siting of such homes should be the very first and most important consideration and I believe that the site proposed for the building of 3,000 (and potentially 10,000) new homes in the West Of Ifield is the wrong site for many reasons.

- 1) This is a greenfield site with an abundance of wildlife, some rare, ancient and majestic trees and I consider it to be a very beautiful area which is very well used by local residents for leisure pursuits.
- 2) The area, beautiful though it is, does suffer from flooding, and I have photos taken over the years that show this. How can homes be built in an area that is so prone to flooding, what happens to new homes when they are flooded.
- 3) The proposed road access is almost laughable! No way can the local roads and the proposed new super road handle the extra traffic, just a mass of bottlenecks.
- 4) What does HDC have against golf clubs? With the recent approval of the closure of Horsham Golf club for housing, surely the need to keep Ifield Golf Club open is crucial. A thriving club that serves a wide catchment area and one of the most beautiful parkland courses in the south of England.
- 5) Water neutrality and sewage disposal. Southern Water and Thames Water systems are absolutely creaking already under the current demand for supply and waste. How can these organisations even consider the addition of so many new houses without major problems and threat to the local water courses of Ifield Brook and the River Mole. I understand that so far there has been a lack of discourse between the council and the water authorities concerning this
- 6) Gatwick expansion may lead to these houses being blighted by noise and pollution over time.
- 7) General infrastructure. Crawley services such as schools doctors, hospitals, dentists will bear the brunt of the extra population leading to a dilution of the services for everyone, yet HDC will reap the rewards of the additional council tax. Seems extremely unfair.
- 8) Affordability. Will some of these new builds be truly affordable. It seems unlikely when considering the starting prices of other housing developments in the region.
- 9) A gypsy site seems to me a non essential and woke part of the plan.

Like many many others in the area, and beyond, I am totally
opposed to the proposed plan

Kind regards

Telephone:

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